



October 4, 2012

City of Kirkland
Pre-Submittal Conference Application
123 5th Avenue, Kirkland, WA 98033
425.587.32225 – www.kirklandwa.gov

☒ **Project: Carillon Point - Woodmark Hotel**
Landscape renovation and environmental improvements

Dear Christian, Teresa, & Colleagues,

Thank you for allowing us the opportunity to clarify the desired site improvements for the Carillon Point Woodmark Hotel and discuss additional environmental amenities to improve habitat and limit the spread of noxious weeds.

The 1200 Carillon Point parcel includes a mixed use of retail, commercial and recreational uses adjacent to existing roadway and building structures. The proposed landscape renovation project is basically a simple patio and fireplace area, only affecting a small piece of a larger parcel of approx. 1,700 square feet. The location is lawn area on the west side of the Woodmark Hotel. As part of our effort to provide a safer, more environmentally sensitive use for this space, we will ask to consider recalculating the shoreline setback by measuring the closest point to primary structure (Woodmark Hotel) to the OHWM (KZC 83.190). This would then be greater than the 25' minimum shoreline setback.

15% of the average depth of a large parcel size such as this will unfairly inhibit any efforts to improve the site and in so doing undertake any additional environmental remediation noted here. We are asking for a variance to the setback because of the condition.

Under the structures and improvements section (KZC 83.190) exceptions are listed for private and public access and we are respectfully submitting this project as such. It is noted that the maximum width of the walkway corridor area shall be no more than 25 percent of the property's shoreline frontage, except in no case shall the corridor area required be less than 15 feet in width (see Plate 42).

In addition to the general improvements in usability, public safety and visual amenity, we do understand that it is the desire of all involved to work toward general environmental improvements. To this end, there are a number of existing negative conditions that will be improved to community benefit:

1. **Minimizing fertilizer runoff into Lake Washington.** The existing condition is a high-maintenance lawn that contributes to phosphorus and fertilizer runoff, unnecessary water use and noise and air pollution. In order to maintain the current lawn space, recurrent

power mowing and continuous applications of phosphate based fertilizer pose a threat to shoreline ecological systems. The proposed work will help minimize the negative aspects associated with maintaining lawn areas. In addition, native and habitat plantings can be substituted for ornamental plantings if desired.

2. **Cleanup of noxious weeds at the shoreline.** The current shoreline embankment is covered with Hedera helix (English ivy) a 'ClassB&C' noxious weed as listed by King County. The proposed work can include machine brushcutting of the shoreline ivy and replacement with native groundcover vegetation as per City of Kirkland plant list.
3. **Remediation work at the natural stream.** A natural stream area located on the parcel approximately 200' away from proposed project and along a pedestrian walk has noxious weed such as English Ivy, Canary Reed Grass as well as common fescue grass growing within stream bank areas. These unnecessary lawn areas are partially mowed and may also be fertilized on a regular basis at present. Invasive weeds can be cleaned up and native plantings added to this area with the approval of the work noted above.
4. **Drainage improvements and safety issues.** Within the area of the proposed scope of work there is a drainage problem with standing water present in a pedestrian step landing area during heavy rains. The proposed work will include a small scale detention swale to improve drainage and public safety.

We believe these improvements will not only increase public safety and establish better wildlife habitat, but will bring additional needed new business to Kirkland as the Woodmark Hotel improves its goal of becoming the preeminent wedding destination in the Puget Sound area . Again, we appreciate your continued consideration in these matters and hope that you will look favorably upon these improvements. Please do not hesitate to contact us should you have any comments or questions.

Sincerely,

Alan Burke, ASLA/APLD*

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